

5 LOMBARD STREET

**Barrington
& Company**



5 LOMBARD STREET, PETWORTH, WEST SUSSEX GU28 0AG.

Situated in Petworth's picturesque cobbled Lombard Street, a rare opportunity to purchase attractive shop premises and adjoining spacious flat with courtyard garden.

Ground floor shop area; basement shop area; flat comprising ground floor kitchen; 4 first floor rooms; bathroom; attic room; gas fired central heating; stone outbuilding; courtyard garden: FREEHOLD AND PART FLYING FREEHOLD.

DIRECTIONS:

Entering the town from the north on North Street which then runs into East Street, turn right at the crossroads and continue into the Market Square. Park here. Then on foot proceed north from the Market Square into Lombard Street whereupon the property will shortly be found on the right.

SITUATION:

5 Lombard Street is centrally situated on the east side of this pretty cobbled street off the Market Square, within easy walking distance of the many and varied shopping facilities offered in the town. The attractive old market town of Petworth is probably best known for the National Trust owned Petworth House with its beautiful 750 acre parkland in the heart of the South Downs National Park. It also boasts a regular farmers market, first class deli and shops catering for most everyday needs. State schools in the area include Petworth Primary and Midhurst Rother College. Private schools include Seaford College, Dorset House and Conifers. Sporting activities include golf at Cowdray Park and horse and motor racing at Goodwood.

Communications with London are surprisingly easy with mainline stations at Haslemere (9 miles, Waterloo 60 minutes) and Pulborough (4 miles, Victoria 70 minutes). The A3 (M) is within a 14 mile drive.





DESCRIPTION:

The property comprises a ground floor and basement shop with an adjoining flat within an attractive Grade II listed period building. Features include a wealth of exposed beams, vaulted ceilings and an inglenook fireplace. The flat has a separate access from the rear and could be separated from the shop and basement or it could be utilised as additional commercial floor space, subject to all necessary consents.

OUTSIDE:

There is a small courtyard garden to the rear with a shared pedestrian access from Lombard Street. A neighbouring property has a right of way over the courtyard. Beyond the courtyard is a stone outbuilding, 15'6" (4.7m) x 14'6" (4.4m).

SERVICES:

Mains water, electricity, gas and drainage, gas fired central heating.

NON DOMESTIC RATES (SHOP):

Rateable Value £6,000.

Rates payable in £ = 0.512

(1st April 2020)

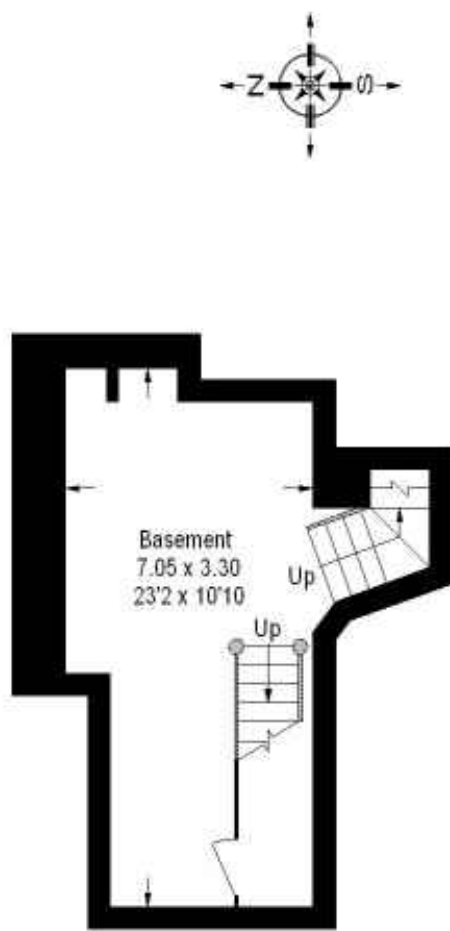
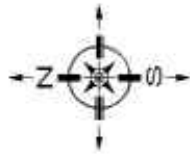
Small business relief may apply.

COUNCIL TAX (FLAT); Band C.

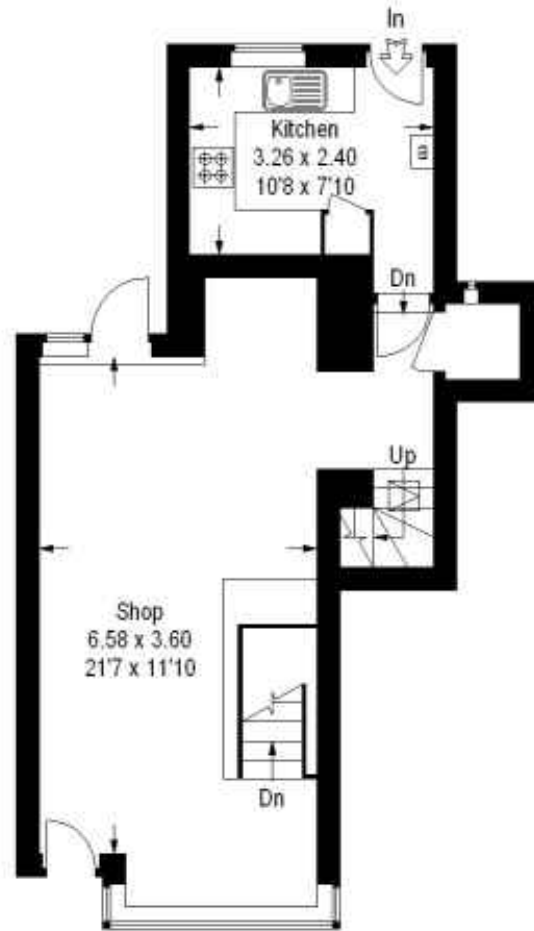
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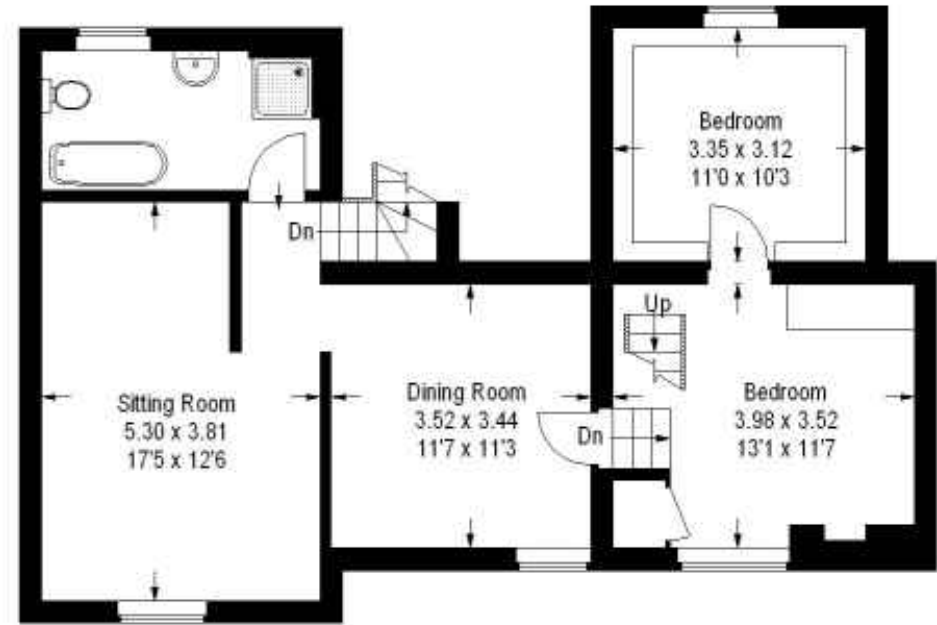
Approximate Gross Internal Area :- 148 sq m / 1593 sq ft



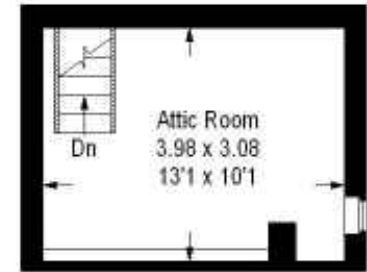
Basement



Ground Floor



First Floor



Second Floor



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